

But should said leased premises be damaged by fire, wind, water, flood, tornado or other casualty, but not to such an extent as to be ^{be} suitable for Lessee, then and in that or either event the Lessors shall forthwith restore said premises to their former condition at their own cost and expense and as quickly as reasonably practicable, and during such period of restoration there shall be an abatement of the rent proportionate to the loss of use by the Lessee.

7. That the Parties of the First Part further agree that all insurance taken out by them on the leased premises against fire, wind, water, flood, tornado or other casualty shall have a provision in the policy or a rider attached thereto in which the insurance company waives its right of subrogation, in event of loss and payment under such policy, against the Lessee, its successors and assigns, and to that end, the Lessors waive their right of subrogation against the Lessee.

Lessors shall furnish Lessee acceptable evidence of such waiver of subrogation by the insurance company or companies issuing the policy or policies as above required.

8. That at any time during the continuance of this lease or upon the termination thereof, either by its own limitation or otherwise, the Lessee shall have the right to remove all of its property from the leased premises, including trade fixtures, equipment and other property owned by Lessee or placed on said premises by it during the term of the lease.

9. That if, during the term of this lease, a part only of said leased premises be taken for public use under the right of eminent domain, and if the remainder, in the opinion of the Lessee, is not suitable for its purposes, Lessee, at its option, may cancel and terminate the lease, but if it shall

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